

IN RE: PETITION FOR SPECIAL EXCEPTION - * BEFORE THE
EAST SIDE OF CHARLES STREET, * ZONING
NORTH OF GITTINGS AVENUE * COMMISSIONER
9th Election District * OF
4th Councilmanic District * BALTIMORE COUNTY
THE ELKRIDGE CLUB, INC., * PETITIONER
Case No. 90-375-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This case involves a special exception for an existing country club pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations. The Petitioner, The ElkrIDGE Club, Inc., appeared, testified, and was represented by John B. Howard, Esquire and Robert A. Hoffman, Esquire.

Testimony from Mr. John A. Luetkemeyer, Jr., Treasurer of the ElkrIDGE Club, Inc., indicated that the club has been in operation at this location since approximately 1876. The club has approximately 450 members and provides golf, tennis, swimming, dining and other activities commonly associated with a country club. Testimony from Mr. Luetkemeyer, Mr. William F. Kirwin, an expert land planner and Mr. James R. Grieves, the Club's architect, clearly indicated that the granting of the special exception would not have an adverse impact on the surrounding community and would in fact be consistent with all of the requirements under Section 502.1 BCZR.

Mr. Grieves went on to explain a proposed building restriction envelope, shown specifically on Petitioner's Exhibit 1, which would allow for certain modest expansion within the confines of that

"expansion restriction area." The types of expansion are listed on Petitioner's Exhibit 1 under "building data"; however, this list intends to give examples of the type of expansion which may take place, but is not meant to limit other improvements so long as they take place within the expansion restriction area.

Therefore, upon considering the testimony and evidence presented, it is clear that the use of this property in a DR zone as a country club would not be detrimental to the primary uses in the vicinity and it is hereby determined that the conditions delineated in Section 502.1 BCZR are satisfied.

Additionally, it is further determined that expansion within the proposed building restriction area shown on Petitioner's Exhibit 1 would not be detrimental to the primary uses in the vicinity and would also be consistent with the requirements under Section 502.1 BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Exception in Case No. 90-375-X should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1990 that the Petition for Special Exception for an existing country club pursuant to 1B01.1.C.6 of the BCZR is hereby granted in accordance with Petitioner's Exhibit 1 subject, however, to the following restrictions:

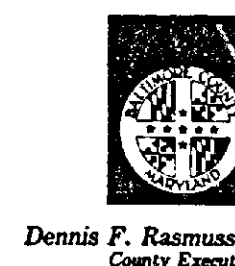
ORDER RECEIVED FOR FILING
Date 4/17/90
By [Signature]

1. The Petitioners may apply for any building permits required for expansion or alteration of structures on the subject property and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner may be permitted to alter existing structures and/or provide new construction consistent with the Special Exception country club use within the "proposed expansion restriction area" as shown on Petitioner's Exhibit 1.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 17, 1990



John B. Howard, Esquire
210 Allegheny Avenue
Townson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Charles Street at the Baltimore City/County Line
(6100 N. Charles Street)
9th Election District - 4th Councilmanic District
The ElkrIDGE Club, Inc. - Petitioners
Case No. 90-375-X

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an existing country club pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
By: F. Barton Harvey, Jr. (Type or Print Name)
Signature: F. Barton Harvey, Jr.
Address: The ElkrIDGE Club, Inc.
City and State: Baltimore, Maryland 21202
Signature: [Signature]
Address: 135 East Baltimore Street, 377-9200
City and State: Baltimore, Maryland 21202
Signature: [Signature]
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Signature: [Signature]
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111
Address: Towson, Maryland 21204
Phone No. 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of 2nd, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of March, 1990, at 2:30 o'clock, P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

February 14, 1990

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 90-375-X
W/S Charles Street at the Baltimore City/Baltimore County Line
6100 N. Charles Street
9th Election District - 4th Councilmanic
Petitioner(s): The ElkrIDGE Club, Inc.
HEARING: TUESDAY, MARCH 27, 1990 at 2:30 p.m.

Special Exception: An existing country club pursuant to §1B01.1.C.6 of the Baltimore County Zoning Regulations.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: The ElkrIDGE Club, Inc.
John B. Howard, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 3/13/90

The ElkrIDGE Club, Inc.
135 East Baltimore Street
Baltimore, Maryland 21202

ATTN: F. BARTON HARVEY, JR.

Re: Petition for Special Exception
CASE NUMBER: 90-375-X
W/S Charles Street at the Baltimore City/Baltimore County Line
6100 N. Charles Street
9th Election District - 4th Councilmanic
Petitioner(s): The ElkrIDGE Club, Inc.
HEARING: TUESDAY, MARCH 27, 1990 at 2:30 p.m.

Continued:
Please be advised that \$127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: John B. Howard, Esq.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6028 TOWSON, MARYLAND 21204

Description to Accompany Petition
For Special Exception.

Beginning for the same at the intersection of the west right of way line of Charles Street 70 feet wide with the division line between Baltimore County and Baltimore City thence binding on said division line

- 1 - due West 1680 feet more or less, to the center of the Maryland and Pennsylvania Railroad thence
- 2 - North 5° 16' East 412 feet thence
- 3 - North 4° 22' East 764.5 feet thence
- 4 - northerly 125 feet thence
- 5 - South 51° 32' 41" West 20.16 feet thence
- 6 - North 0° 17' 19" West 406.08 feet thence
- 7 - North 87° 12' 02" West 329.78 feet thence
- 8 - North 20° 46' 22" West 477.00 feet thence
- 9 - North 5° 40' 38" East 105.00 feet thence
- 10 - North 80° 09' 10" East 74.73 feet thence
- 11 - South 49° 39' 10" East 94.83 feet thence
- 12 - South 83° 23' 40" East 371.30 feet thence
- 13 - South 73° 29' 20" East 135.08 feet thence
- 14 - South 88° 51' 50" East 143.21 feet thence
- 15 - North 72° 12' 40" East 110.31 feet thence
- 16 - South 66° 31' 50" East 97.10 feet thence
- 17 - North 89° 49' 30" East 263.06 feet thence
- 18 - South 70° 38' 10" East 274.36 feet thence
- 19 - North 81° 04' 52" East 493 feet more or less to the said west right of way line of Charles Street thence binding on said right of way line
- 20 - South 5° 21' 19" East 1931 feet more or less to the place of beginning. Containing 77.8 acres of land more or less.

THIS DESCRIPTION FOR ZONING PURPOSES ONLY

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
 John Howard 210 Allegheny Ave
 Bob Hoffman 285 S. W. TOWSON 21204
 Bill Korman 17 W. P. Ave. Towson 21204
 Jack Luthman G.W. STEPHENS JR. 100
 Charles K. Stark 655 KENILWORTH DR 21204

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. Robert Haines
 Zoning Commissioner
 FROM: Mr. Donald Outen, Chief
 Bureau of Water Quality
 and Resource Management
 SUBJECT: Zoning Item #235
 Elkridge Club

March 27, 1990

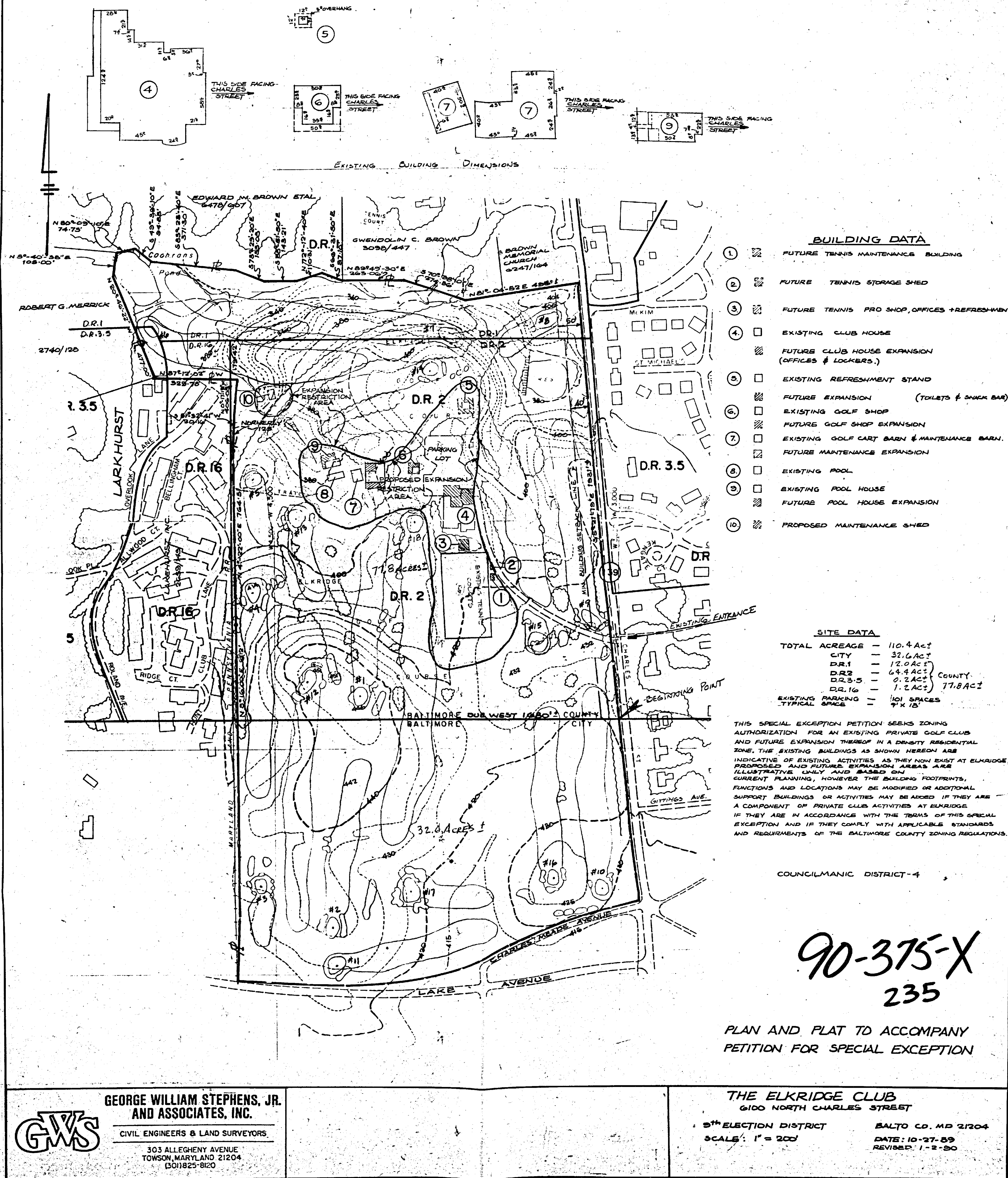
RECEIVED
 MAR 29 1990

ZONING OFFICE

The Bureau of Water Quality and Resource Management has reviewed the above referenced Special Exception, which seeks zoning authorization for an existing private golf club and future expansion thereof. The plan submitted is unacceptable and does not provide the basic environmental information that is necessary in order to adequately review the existing golf course and/or the possibility of future expansion. An existing conditions report/plan must be submitted including the following:

1. field located streams and wetlands;
2. watershed, stream class, stream order;
3. wetlands classifications;
4. calculated 100-year floodplain;
5. topography with slopes differentiated as <10%, 11-19%, 20%;
6. existing land cover (i.e., forest, meadow, etc.);
7. significant plant and/or animal habitat; and
8. soils.

After the existing conditions information is verified, this Department will determine the applicability of the County's Environmental regulations relative to the existing and proposed uses.



Mr. Robert Haines
March 27, 1990
Page 2

The Bureau of Water Quality and Resource Management recommends that the Special Exception Zoning item #235 be denied until the information requested is provided.

If you have any questions relating to the review of this project, please contact Mr. David Lykens at extension 3980.

Donald C. Outen
Donald Outen, A.I.C.P., Chief
Bureau of Water Quality and Resource
Management

DO:DL:sp

cc: Mrs. Janice Outen
Mr. Rocky Powell
Mr. David Lykens



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

February 7, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
The Elkridge Club, Inc.
Zoning Meeting of 2-13-90
W/S Charles Street
(MD 139) at the
Baltimore City Line
(Item #235)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a special exception for an existing country club, we find the plan must be revised to show a future 80' right-of-way (40' measured from the centerline) of Charles Street must be shown on the plan.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:man

cc: G.W. Stephens Jr. & Assoc., Inc.
Mr. J. Ogle

RECEIVED
FEB 12 1990
ZONING OFFICE

My telephone number is (301) 333-1350 (Fax #333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

John Howard March 27
Item 235
HEALTH DEPT.
PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for AN EXISTING COUNTRY CLUB PURSUANT TO SECTION 1800.1.1.G.8 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

I/We do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s):
Type or Print Name: Mr. F. Barton Harvey, Jr.
Signature: The Elkridge Club, Inc.
Address: 135 East Baltimore Street, 217-9200
City and State: Baltimore, Maryland 21202

Signature: John B. Howard, Esquire
Address: 210 Allegheny Avenue, 210-4111
City and State: Towson, Maryland 21204

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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 14, 1990

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

Dennis F. Rasmussen
County Executive

RE: Item No. 235, Case No. 90-375-X
Petitioner: The Elkridge Club, et al
Petition for Special Exception

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. F. Barton Harvey
The Elkridge Club, Inc.
135 East Baltimore Street
Baltimore, MD 21202

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

2/8/90
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 235, Zoning Advisory Committee Meeting of February 13, 1990

Property Owner: The Elkridge Club, Inc.

Location: W/S Charles St. at Baltimore City Line District: 9

Water Supply: metre Sewage Disposal: metre

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any charcoal burner generation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-5500 x 315.

() For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

() Soil percolation tests, have been _____, must be _____, conducted.

() The results are valid until _____.

() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.

() If not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.

() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

() Others _____

ENCLOSURE

Charles Rose
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
14th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: The Elkridge Club, Inc., et al
Petitioner's Attorney: John B. Howard

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610
Ted Zaleski, Jr.
Director



Dennis F. Rasmussen
County Executive

FEBRUARY 7, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THE ELKIDGE CLUB, INC.

Location: W/S CHARLES STREET AT THE BALTIMORE CITY/
COUNTY LINE

Item No.: 235 Zoning Agenda: FEBRUARY 13, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly 2-10-90* Noted and Approved *Captain W.F. Brady*
Planning/Group Fire Prevention Bureau
Special Inspection Division

JK/REK

FEB 12 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 1, 1990.

THE JEFFERSONIAN,

S. Zebe Orlean
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Exception
Case number: 90-375-X
W/S Charles Street at the Baltimore City/Baltimore County Line
6100 N. Charles Street
9th Election District
4th Councilmanic
Petitioner(s):
The Elbridge Club, Inc.
Hearing Date: Tuesday,
Mar. 27, 1990 at 2:30 p.m.

Special Exception: An existing country club pursuant to §1801.1 C.6 of the Baltimore County Zoning Regulations. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TJ 3/007 March 1.

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for February 13, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 229, 235, 236, 238, and 239.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 10 1990

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 7th Date of Posting 3-9-90
Posted for: Special Ex. Caption
Petitioner: The Elbridge Club, INC.
Location of property: W/S of Charles St. at the Baltimore City/Baltimore County Line (6100 N. Charles St.)
Location of Signs: West side of Charles St. at the entrance to the Elbridge Club
Remarks: _____
Posted by: [Signature] Date of return: 3-9-90
Number of Signs: 1



Baltimore County
Zoning Commissioner
County Office Building
311 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

No 989

Date

1/13/90

H9000139

PUBLIC HEARING FEES

QTY PRICE

050 - SPECIAL EXCEPTION

1 X \$175.00

TOTAL: \$175.00

LAST NAME OF OWNER: HARVEY

Cashier Validation:

Please make checks payable to: Baltimore County



Baltimore County
Zoning Commissioner
County Office Building
311 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

No 1881

Date

3/27/90

H9000602

PUBLIC HEARING FEES

QTY PRICE

080 - POSTING SIGNS / ADVERTISING

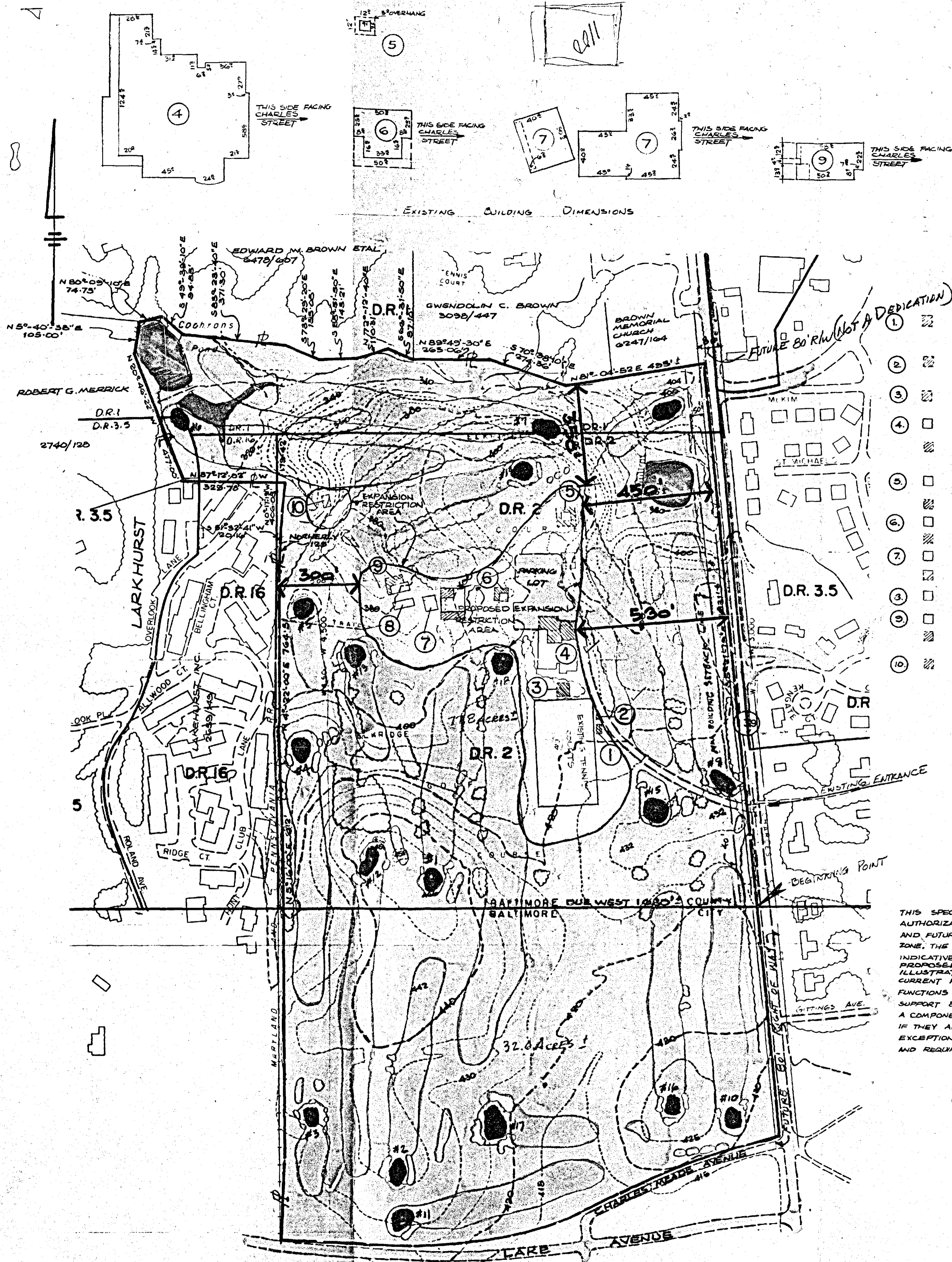
1 X \$127.41

TOTAL: \$127.41

LAST NAME OF OWNER: HARVEY

Cashier Validation:

Please make checks payable to: Baltimore County



BUILDING DATA

- ① FUTURE TENNIS MAINTENANCE BUILDING
- ② FUTURE TENNIS STORAGE SHED
- ③ FUTURE TENNIS PRO SHOP, OFFICES + REFRESHMENT
- ④ EXISTING CLUB HOUSE
- ⑤ FUTURE CLUB HOUSE EXPANSION (OFFICES & LOCKERS)
- ⑥ EXISTING REFRESHMENT STAND
- ⑦ FUTURE EXPANSION (TOILETS & SNACK BAR)
- ⑧ EXISTING GOLF SHOP
- ⑨ FUTURE GOLF SHOP EXPANSION
- ⑩ EXISTING GOLF CART BARN & MAINTENANCE BARN
- ⑪ FUTURE MAINTENANCE EXPANSION
- ⑫ EXISTING POOL
- ⑬ EXISTING POOL HOUSE
- ⑭ FUTURE POOL HOUSE EXPANSION
- ⑮ PROPOSED MAINTENANCE SHED

SITE DATA

TOTAL ACREAGE	110.4 AC±
CITY	37.6 AC±
DR. 1	12.0 AC±
DR. 2	64.4 AC±
DR. 3.5	0.2 AC±
DR. 16	1.2 AC±
EXISTING PARKING	101 SPACES
TYPICAL SPACE	9' X 18'

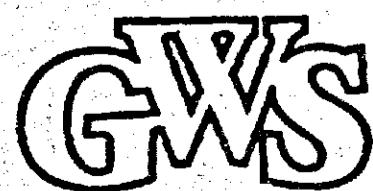
THIS SPECIAL EXCEPTION PETITION SEEKS ZONING AUTHORIZATION FOR AN EXISTING PRIVATE GOLF CLUB AND FUTURE EXPANSION THEREOF IN A DENSITY RESIDENTIAL ZONE. THE EXISTING BUILDINGS AS SHOWN HEREON ARE INDICATIVE OF EXISTING ACTIVITIES AS THEY NOW EXIST AT ELKRIDGE. PROPOSED AND FUTURE EXPANSION AREAS ARE ILLUSTRATIVE ONLY AND BASED ON CURRENT PLANNING, HOWEVER THE BUILDING FOOTPRINTS, FUNCTIONS AND LOCATIONS MAY BE MODIFIED OR ADDITIONAL SUPPORT BUILDINGS OR ACTIVITIES MAY BE ADDED IF THEY ARE A COMPONENT OF PRIVATE CLUBS ACTIVITIES AT ELKRIDGE. IF THEY ARE IN ACCORDANCE WITH THE TERMS OF THIS SPECIAL EXCEPTION AND IF THEY COMPLY WITH APPLICABLE STANDARDS AND REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS.

COUNCILMANIC DISTRICT-4

PETITIONER'S EXHIBIT 1

90-375X

PLAN AND PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

THE ELKRIDGE CLUB
6100 NORTH CHARLES STREET

9th ELECTION DISTRICT
SCALE: 1" = 200'

BALTO CO. MD 21204
DATE: 10-27-89
REVISED 1-2-90

IN RE: PETITION FOR SPECIAL EXCEPTION - * BEFORE THE
EAST SIDE OF CHARLES STREET, * ZONING
NORTH OF GITTINGS AVENUE * COMMISSIONER
9th Election District * OF
4th Councilmanic District * BALTIMORE COUNTY
THE ELKRIDGE CLUB, INC., * PETITIONER
Case No. 90-375-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This case involves a special exception for an existing country club pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations. The Petitioner, The Elkridge Club, Inc., appeared, testified, and was represented by John B. Howard, Esquire and Robert A. Hoffman, Esquire.

Testimony from Mr. John A. Luetkemeyer, Jr., Treasurer of the Elkridge Club, Inc., indicated that the club has been in operation at this location since approximately 1876. The club has approximately 450 members and provides golf, tennis, swimming, dining and other activities commonly associated with a country club. Testimony from Mr. Luetkemeyer, Mr. William F. Kirwin, an expert land planner and Mr. James R. Grieves, the Club's architect, clearly indicated that the granting of the special exception would not have an adverse impact on the surrounding community and would in fact be consistent with all of the requirements under Section 502.1 BCZR.

Mr. Grieves went on to explain a proposed building restriction envelope, shown specifically on Petitioner's Exhibit 1, which would allow for certain modest expansion within the confines of that

"expansion restriction area." The types of expansion are listed on Petitioner's Exhibit 1 under "building data"; however, this list intends to give examples of the type of expansion which may take place, but is not meant to limit other improvements so long as they take place within the expansion restriction area.

Therefore, upon considering the testimony and evidence presented, it is clear that the use of this property in a DR zone as a country club would not be detrimental to the primary uses in the vicinity and it is hereby determined that the conditions delineated in Section 502.1 BCZR are satisfied.

Additionally, it is further determined that expansion within the proposed building restriction area shown on Petitioner's Exhibit 1 would not be detrimental to the primary uses in the vicinity and would also be consistent with the requirements under Section 502.1 BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Exception in Case No. 90-375-X should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1990 that the Petition for Special Exception for an existing country club pursuant to 1B01.1.C.6 of the BCZR is hereby granted in accordance with Petitioner's Exhibit 1 subject, however, to the following restrictions:

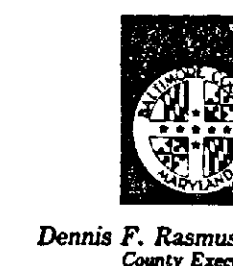
ORDER RECEIVED FOR FILING
Date 4/17/90
By [Signature]

1. The Petitioners may apply for any building permits required for expansion or alteration of structures on the subject property and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner may be permitted to alter existing structures and/or provide new construction consistent with the Special Exception country club use within the "proposed expansion restriction area" as shown on Petitioner's Exhibit 1.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 17, 1990



John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
W/S of Charles Street at the Baltimore City/County Line
(6100 N. Charles Street)
9th Election District - 4th Councilmanic District
The Elkridge Club, Inc. - Petitioners
Case No. 90-375-X

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an existing country club pursuant to Section 1B01.1.C.6 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
By: F. Barton Harvey, Jr. (Type or Print Name)
Signature: [Signature]
Address: The Elkridge Club, Inc.
City and State: Baltimore, Maryland 21202
Signature: [Signature]
Address: 135 East Baltimore Street, 377-9200
City and State: Baltimore, Maryland 21202
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
John B. Howard, Esquire
Name: 210 Allegheny Avenue
Address: Towson, Maryland 21204
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111
Address: Towson, Maryland 21204
City and State: Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of 2nd, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of March, 1990, at 2:30 o'clock, P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

February 14, 1990

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Exception
CASE NUMBER: 90-375-X
W/S Charles Street at the Baltimore City/Baltimore County Line
6100 N. Charles Street
9th Election District - 4th Councilmanic
Petitioner(s): The Elkridge Club, Inc.
HEARING: TUESDAY, MARCH 27, 1990 at 2:30 p.m.

Special Exception: An existing country club pursuant to §1B01.1.C.6 of the Baltimore County Zoning Regulations.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: The Elkridge Club, Inc.
John B. Howard, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 3/13/90

The Elkridge Club, Inc.
135 East Baltimore Street
Baltimore, Maryland 21202

ATTN: F. BARTON HARVEY, JR.

Re: Petition for Special Exception
CASE NUMBER: 90-375-X
W/S Charles Street at the Baltimore City/Baltimore County Line
6100 N. Charles Street
9th Election District - 4th Councilmanic
Petitioner(s): The Elkridge Club, Inc.
HEARING: TUESDAY, MARCH 27, 1990 at 2:30 p.m.

Continued:
Please be advised that \$127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: John B. Howard, Esq.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6028 TOWSON, MARYLAND 21204

Description to Accompany Petition
For Special Exception.

Beginning for the same at the intersection of the west right of way line of Charles Street 70 feet wide with the division line between Baltimore County and Baltimore City thence binding on said division line

1 - due West 1680 feet more or less, to the center of the Maryland and Pennsylvania Railroad thence

2 - North 5° 16' East 412 feet thence
3 - North 4° 22' East 764.5 feet thence
4 - northerly 125 feet thence
5 - South 51° 32' 41" West 20.16 feet thence
6 - North 0° 17' 19" West 406.08 feet thence
7 - North 87° 12' 02" West 329.78 feet thence
8 - North 20° 46' 22" West 477.00 feet thence
9 - North 5° 40' 38" East 105.00 feet thence
10 - North 80° 09' 10" East 74.73 feet thence
11 - South 49° 39' 10" East 94.83 feet thence
12 - South 83° 23' 40" East 371.30 feet thence
13 - South 73° 29' 20" East 135.08 feet thence
14 - South 88° 51' 50" East 143.21 feet thence
15 - North 72° 12' 40" East 110.31 feet thence
16 - South 66° 31' 50" East 97.10 feet thence
17 - North 89° 49' 30" East 263.06 feet thence
18 - South 70° 38' 10" East 274.36 feet thence
19 - North 81° 04' 52" East 493 feet more or less to the said west right of way line of Charles Street thence binding on said right of way line
20 - South 5° 21' 19" East 1931 feet more or less to the place of beginning.
Containing 77.8 acres of land more or less.

THIS DESCRIPTION FOR ZONING PURPOSES ONLY

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
 John Howard 210 Allegheny Ave
 Bob Hoffman 285 S. Ave. Towson 21204
 Bill Korman 17 W. Penn Ave. Towson 21204
 Jack Luthman G.W. Stephens Jr. & Assoc. Inc.
 Charles K. Stark 655 Kenilworth Dr. 21204

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. Robert Haines
 Zoning Commissioner
 FROM: Mr. Donald Outen, Chief
 Bureau of Water Quality
 and Resource Management
 SUBJECT: Zoning Item #235
 Elkridge Club

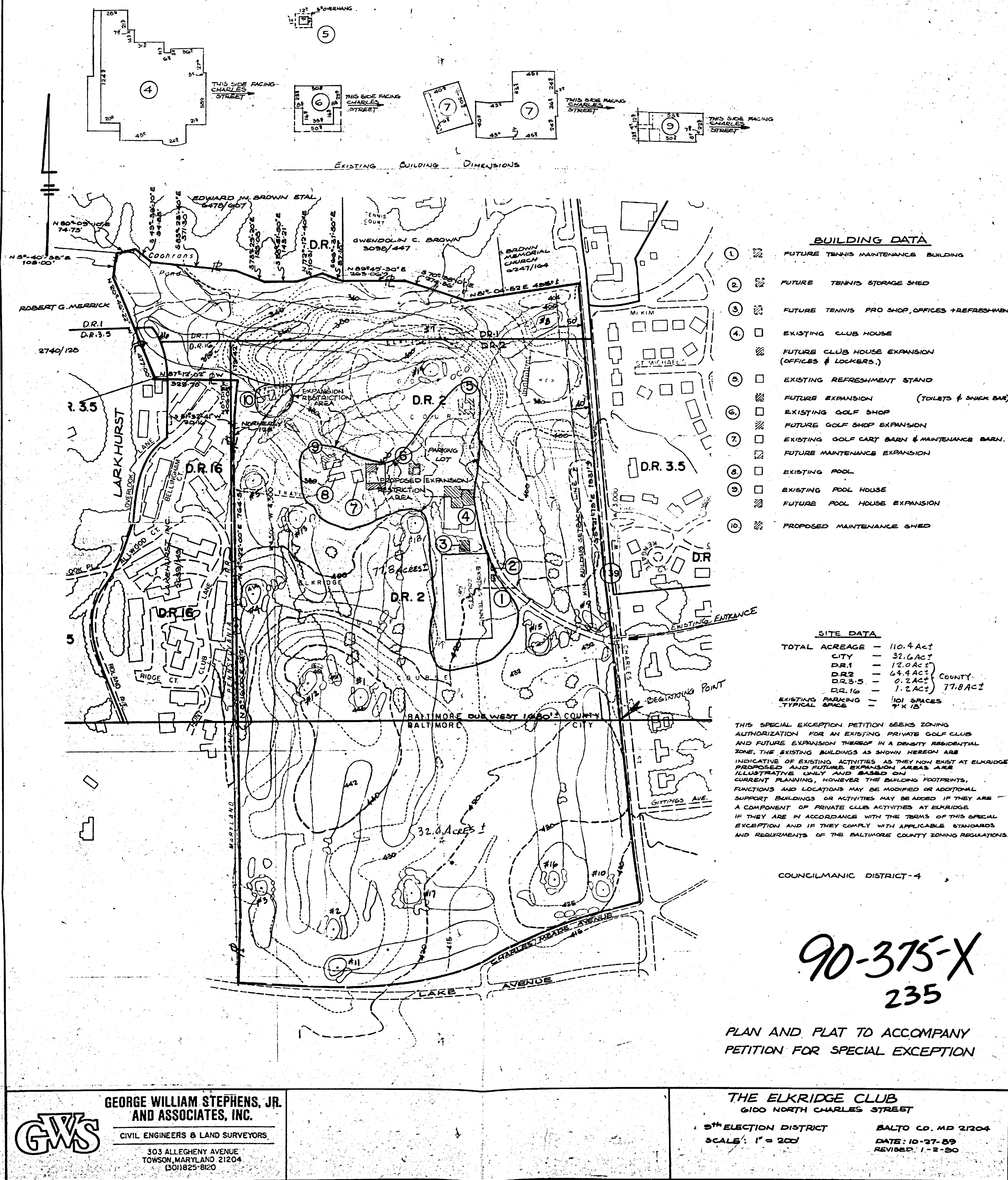
March 27, 1990
 RECEIVED
 MAR 29 1990

ZONING OFFICE

The Bureau of Water Quality and Resource Management has reviewed the above referenced Special Exception, which seeks zoning authorization for an existing private golf club and future expansion thereof. The plan submitted is unacceptable and does not provide the basic environmental information that is necessary in order to adequately review the existing golf course and/or the possibility of future expansion. An existing conditions report/plan must be submitted including the following:

1. field located streams and wetlands;
2. watershed, stream class, stream order;
3. wetlands classifications;
4. calculated 100-year floodplain;
5. topography with slopes differentiated as <10%, 11-19%, 20%;
6. existing land cover (i.e., forest, meadow, etc.);
7. significant plant and/or animal habitat; and
8. soils.

After the existing conditions information is verified, this Department will determine the applicability of the County's Environmental regulations relative to the existing and proposed uses.



Mr. Robert Haines
March 27, 1990
Page 2

The Bureau of Water Quality and Resource Management recommends that the Special Exception Zoning item #235 be denied until the information requested is provided.

If you have any questions relating to the review of this project, please contact Mr. David Lykens at extension 3980.

Donald C. Outen
Donald Outen, A.I.C.P., Chief
Bureau of Water Quality and Resource
Management

DO:DL:sp

cc: Mrs. Janice Outen
Mr. Rocky Powell
Mr. David Lykens



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

February 7, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
The Elkridge Club, Inc.
Zoning Meeting of 2-13-90
W/S Charles Street
(MD 139) at the
Baltimore City Line
(Item #235)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a special exception for an existing country club, we find the plan must be revised to show a future 80' right-of-way (40' measured from the centerline) of Charles Street must be shown on the plan.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:man

cc: G.W. Stephens Jr. & Assoc., Inc.
Mr. J. Ogle

RECEIVED
FEB 12 1990
ZONING OFFICE

My telephone number is (301) 333-1350 (Fax #333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

HEALTH DEPT.

John Howard March 27
Item 235
PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for AN EXISTING COUNTRY CLUB PURSUANT TO SECTION 1800.1.1.G.8 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

I/We do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s):
Type or Print Name: Mr. F. Barton Harvey, Jr.
Signature: The Elkridge Club, Inc.
Address: 135 East Baltimore Street, 217-9200
City and State: Baltimore, Maryland 21202

Signature: John B. Howard, Esquire
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204

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Signature: John B. Howard, Esquire
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 14, 1990

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

Dennis F. Rasmussen
County Executive

RE: Item No. 235, Case No. 90-375-X
Petitioner: The Elkridge Club, et al
Petition for Special Exception

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. F. Barton Harvey
The Elkridge Club, Inc.
135 East Baltimore Street
Baltimore, MD 21202

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

2/8/90
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 235, Zoning Advisory Committee Meeting of February 13, 1990

Property Owner: The Elkridge Club, Inc.

Location: W/S Charles St. at Baltimore City Line District: 9

Water Supply: metre Sewage Disposal: metre

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

() A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any charcoal burner generation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-5500 x 315.

() For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

() Soil percolation tests, have been _____, must be _____, conducted.

() The results are valid until _____.

() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.

() If not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.

() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

() Others _____

ENCLOSURE

Charles Rose
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
14th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: The Elkridge Club, Inc., et al

Petitioner's Attorney: John B. Howard

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610

Ted Zaleski, Jr.
Director

FEBRUARY 7, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THE ELKRIDGE CLUB, INC.

Location: W/S CHARLES STREET AT THE BALTIMORE CITY/
COUNTY LINE

Item No.: 235 Zoning Agenda: FEBRUARY 13, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Kelly 2-10-90* Noted and Approved *Captain W.F. Brady*
Planning/Group Fire Prevention Bureau
Special Inspection Division

JK/REK

FEB 12 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 1, 1990.

THE JEFFERSONIAN,

S. Zebe Orlean
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Exception
Case number: 90-375-X
W/S Charles Street at the Baltimore City/Baltimore County Line
6100 N. Charles Street
9th Election District
4th Councilmanic
Petitioner(s):
The Elbridge Club, Inc.
Hearing Date: Tuesday,
Mar. 27, 1990 at 2:30 p.m.

Special Exception: An existing country club pursuant to §1801.1 C.6 of the Baltimore County Zoning Regulations. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TJ 3/007 March 1.

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for February 13, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 229, 235, 236, 238, and 239.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 10 1990

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 7th Date of Posting 3-9-90
Posted for: Special Ex. Caption
Petitioner: The Elbridge Club, INC.
Location of property: W/S of Charles St. at the Baltimore City/Baltimore County Line (6100 N. Charles St.)
Location of Signs: West side of Charles St. at the entrance to the Elbridge Club
Remarks: _____
Posted by: [Signature] Date of return: 3-9-90
Number of Signs: 1



Baltimore County
Zoning Commissioner
County Office Building
311 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

No 989

Date

1/13/90

H9000139

PUBLIC HEARING FEES	QTY	PRICE
050 - SPECIAL EXCEPTION	1 X	\$175.00
		TOTAL: \$175.00

LAST NAME OF OWNER: HARVEY

Cashier Validation:

Please make checks payable to: Baltimore County



Baltimore County
Zoning Commissioner
County Office Building
311 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

No 1881

Date

3/27/90

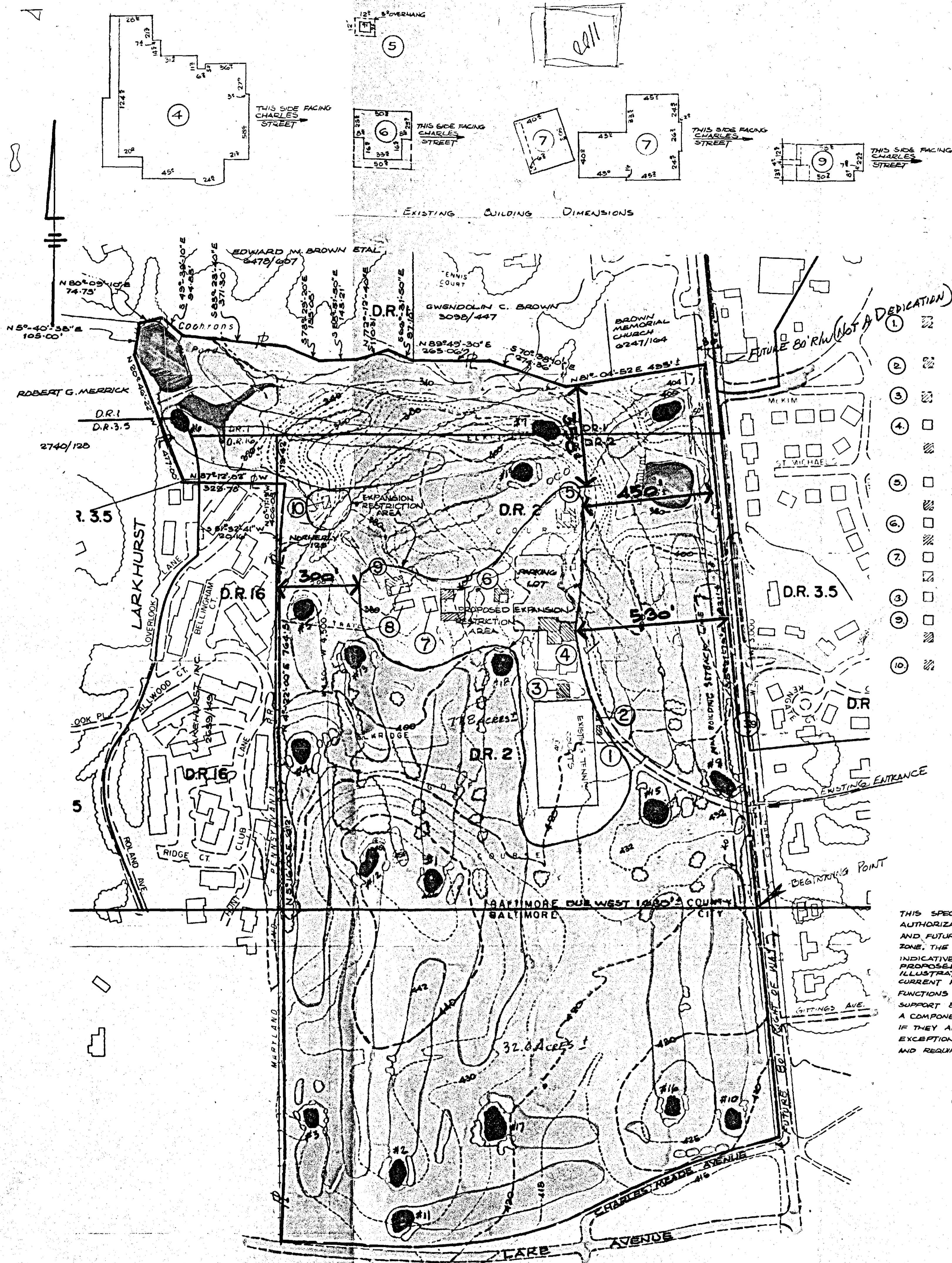
H9000602

PUBLIC HEARING FEES	QTY	PRICE
080 - POSTING SIGNS / ADVERTISING	1 X	\$127.41
		TOTAL: \$127.41

LAST NAME OF OWNER: HARVEY

Cashier Validation:

Please make checks payable to: Baltimore County



BUILDING DATA

- ① ☒ FUTURE TENNIS MAINTENANCE BUILDING
- ② ☒ FUTURE TENNIS STORAGE SHED
- ③ ☒ FUTURE TENNIS PRO SHOP, OFFICES + REFRESHMENT
- ④ ☐ EXISTING CLUB HOUSE
- ☒ FUTURE CLUB HOUSE EXPANSION (OFFICES & LOCKERS.)
- ⑤ ☐ EXISTING REFRESHMENT STAND
- ☒ FUTURE EXPANSION (TOILETS & SNACK BAR)
- ⑥ ☐ EXISTING GOLF SHOP
- ☒ FUTURE GOLF SHOP EXPANSION
- ⑦ ☐ EXISTING GOLF CART BARN & MAINTENANCE BARN.
- ☒ FUTURE MAINTENANCE EXPANSION
- ⑧ ☐ EXISTING POOL
- ⑨ ☐ EXISTING POOL HOUSE
- ☒ FUTURE POOL HOUSE EXPANSION
- ⑩ ☒ PROPOSED MAINTENANCE SHED

SITE DATA

TOTAL ACREAGE	110.4 AC±
CITY	37.6 AC±
D.R. 1	12.0 AC±
D.R. 2	64.4 AC±
D.R. 3.5	0.2 AC±
D.R. 16	1.2 AC±
EXISTING PARKING	101 SPACES
TYPICAL SPACE	9' X 18'

THIS SPECIAL EXCEPTION PETITION SEEKS ZONING AUTHORIZATION FOR AN EXISTING PRIVATE GOLF CLUB AND FUTURE EXPANSION THEREOF IN A DENSITY RESIDENTIAL ZONE. THE EXISTING BUILDINGS AS SHOWN HEREON ARE INDICATIVE OF EXISTING ACTIVITIES AS THEY NOW EXIST AT ELKRIDGE. PROPOSED AND FUTURE EXPANSION AREAS ARE ILLUSTRATIVE ONLY AND BASED ON CURRENT PLANNING, HOWEVER THE BUILDING FOOTPRINTS, FUNCTIONS AND LOCATIONS MAY BE MODIFIED OR ADDITIONAL SUPPORT BUILDINGS OR ACTIVITIES MAY BE ADDED IF THEY ARE A COMPONENT OF PRIVATE CLUB ACTIVITIES AT ELKRIDGE. IF THEY ARE IN ACCORDANCE WITH THE TERMS OF THIS SPECIAL EXCEPTION AND IF THEY COMPLY WITH APPLICABLE STANDARDS AND REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS.

COUNCILMANIC DISTRICT-4

PETITIONER'S EXHIBIT 1

90-375X

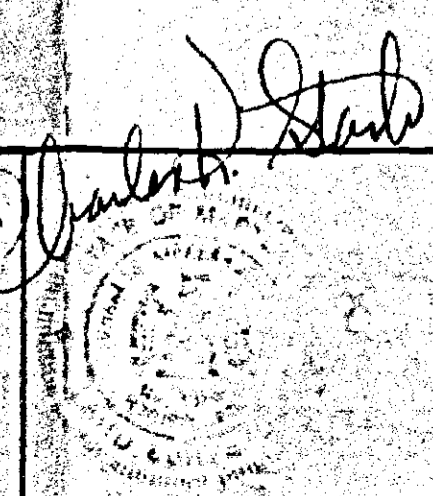
PLAN AND PLAT TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



THE ELKRIDGE CLUB
6100 NORTH CHARLES STREET

9th ELECTION DISTRICT
SCALE: 1" = 200'

BALTO CO. MD 21204
DATE: 10-27-89
REVISED 1-2-90